

Land Use Information



Land Use Classifications

- Residential
- Agricultural
- Commercial
- Industrial
- Mixed Use

Future Land Use Classifications

- Existing Facilities

1. Transportation
2. Sewer & Water Service
Areas (SWSA)
3. Community Facilities

- Physical Characteristics

1. Mountains (Topography)
2. Rivers (Drainage Patterns)
3. Historical Structures/Lands
4. Good Agricultural Soils
5. Population

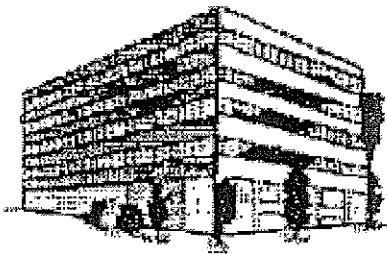
Defining Land Use Classifications

Examples

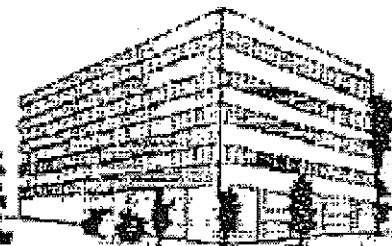
- **Residential**
 - Provides largest strain on infrastructure
 - Monitor Density of lots/homes
 - Non-Compatible Uses need to be buffered (Figure 1)
 - Performance Standards
- **Business & Industrial**
 - Locate near existing highway interchanges (Figure 2)
 - Industries should locate along rail and existing major roadways
 - Business Corridors (Figure 3)
 - Smaller scale businesses should adhere to less stringent ordinances
- **Rural Areas**
 - Develop growth tools to manage sprawl into these areas
 - Development should occur in areas environmentally suitable for housing

Screens

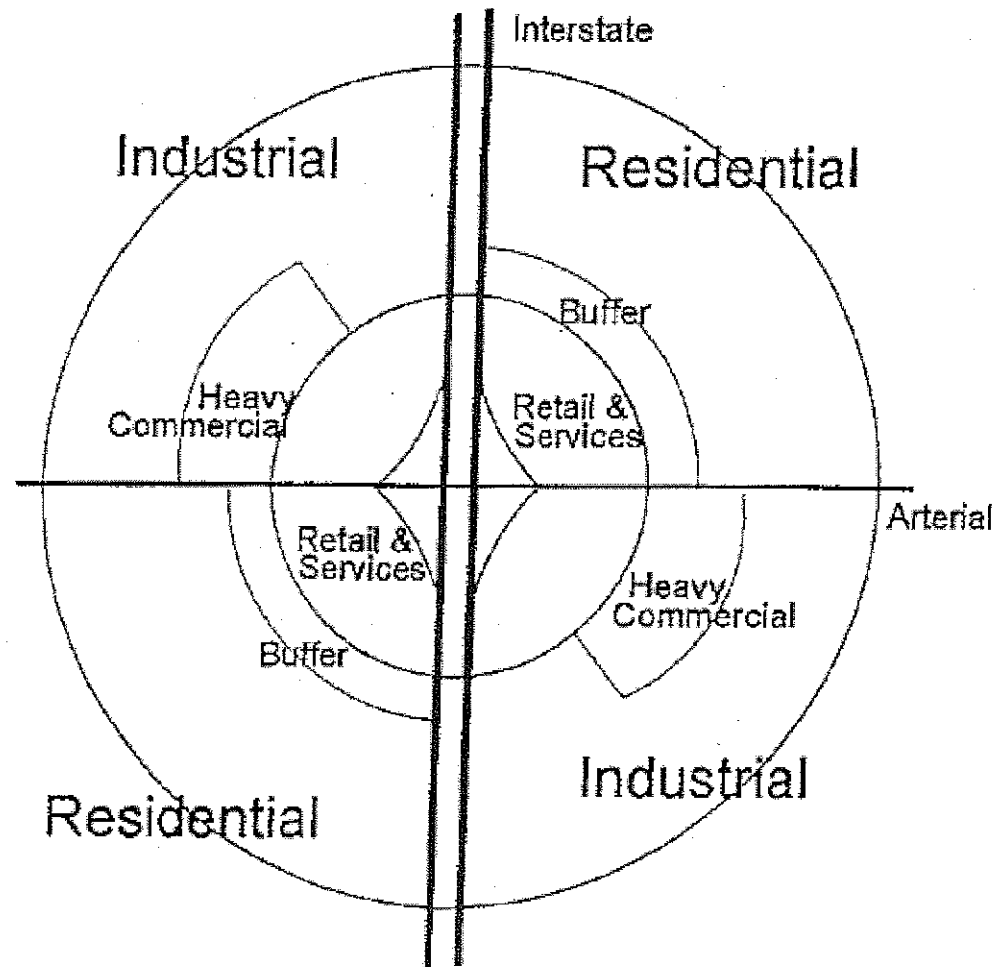
Typical



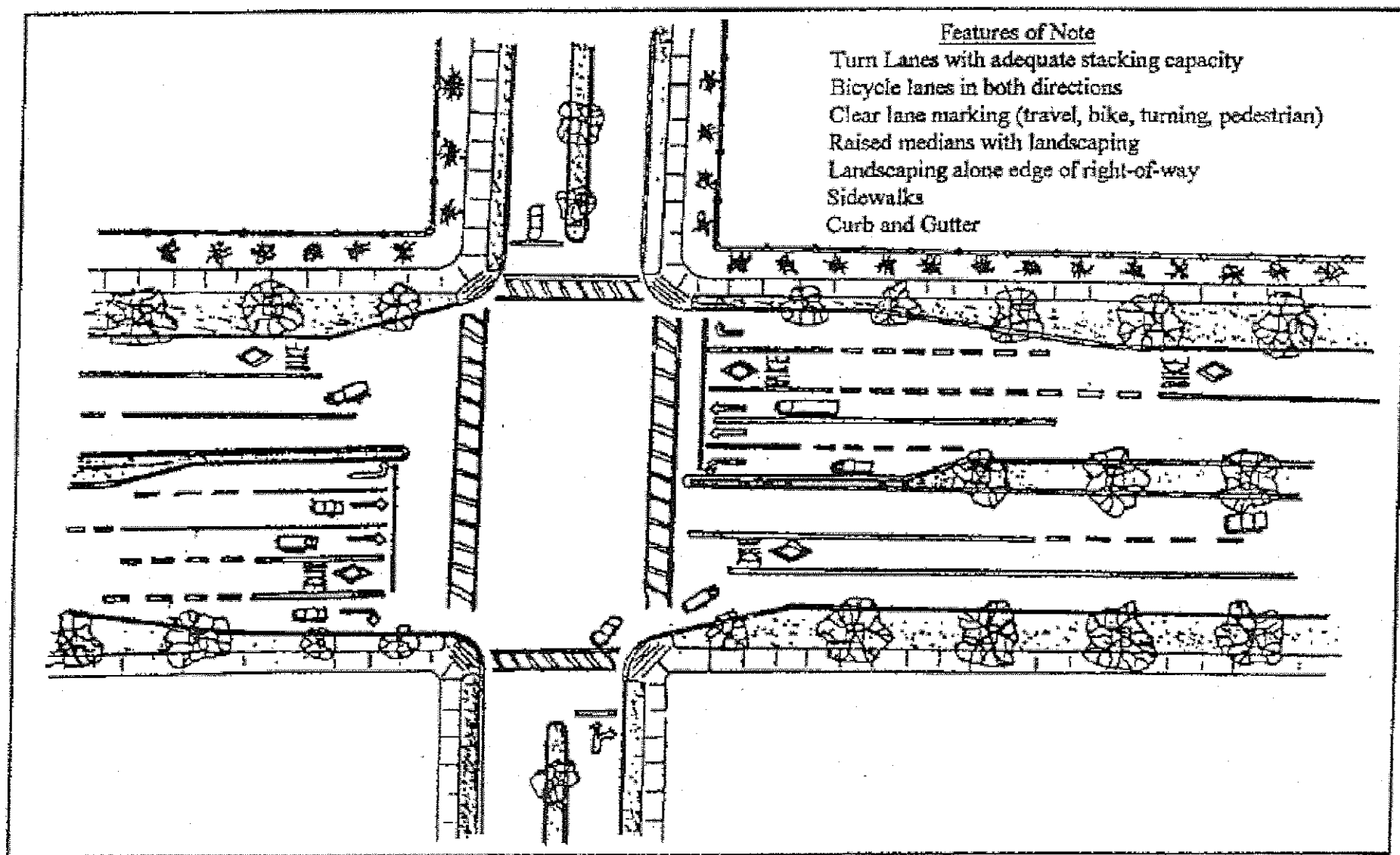
Preferred



Idealized Interchange Development Pattern



Business Corridor



Implementation Examples

- Residential
 - Check the number of lots each year (Annual Report)
 - Check densities of lots created ==> Cost Analysis
 - Performance Standards
 - Building Setbacks
 - Types of dwellings
 - Open Space provided

Implementation Examples cont'd

- Business & Industrial
 - Develop Land Use Plans (Specific Areas of the County)...Attention to detail
 - Standards developed for each Business corridor
 - Allow neighborhood uses

Implementation Examples cont'd

- Rural Areas
 - Insure adequate sewage disposal
 - Rural businesses are developed in conformance with urban businesses
 - Significant modifications to the existing terrain should be avoided

Rezoning Process

- Compatibility
 - Adjoining Land Uses
 - Size of lot / Proposed Use (Intensity of use)
 - Existing Issues (i.e. transportation)
- Site Visit
- Proffers (must be voluntary)
 - Cash
 - Uses
- Staff Conclusions

Special Use Permits

- Same principles as Rezoning
- Instead of Proffers ==> Conditions on the S.U.P.
- A S.U.P. conditions can be used to tailor the use to be compatible with the area.
 - Conditions can be more restrictive than Zoning Ordinance provisions.

